

CARMEL CITY CODE**CHAPTER 10: ZONING & SUBDIVISIONS****ARTICLE 2: SUBDIVISION REGULATIONS****CARMEL SUBDIVISION CONTROL ORDINANCE****CHAPTER 7: OPEN SPACE STANDARDS FOR MAJOR SUBDIVISIONS (ROSO III)**

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- EXHIBIT A: Open Space Schedule.
- EXHIBIT B: Open Space Conservation Plan Preparation Guidelines.

The Open Space Subdivision design approach has been adopted to ensure a minimum amount of neighborhood open space is integrated within all Major Subdivisions. Open Space should be set aside for active or passive uses, and provide a network of open space. The open space requirements emphasize the protection of natural areas, such as flood zones and woodlands, but also allow for more structured open spaces, such as parks or squares, as well as for agricultural open space in the form of fields or pasture. Open space should be consistent with the goals, objectives and policies set forth in the Comprehensive Plan.

To encourage the maximum amount of open space within subdivisions, the ordinance allows for smaller lots, and reduced yard areas. The ordinance also allows for a density increase bonus when minimum requirements for open space are exceeded.

7.00 Subdivision Open Space Design.¹

- 7.00.01 *unassigned.*
- 7.00.02 Minor subdivisions shall be exempt from the requirements of this Chapter.
- 7.00.03 Major subdivisions with a gross density of .85 units per acre or less shall be exempt from the requirements of this Chapter.

¹ Section 7.00 amended per Ordinance No. Z-483-05; Z-516-08.

7.01 Subdivision Base Density.²

The base density permitted for new subdivisions is set forth below. The percentages in the following table refer to the percentage of a subdivision's gross site acreage which must be devoted to open space as defined in this Chapter:

| RESIDENCE DISTRICT (PER ZONING ORDINANCE) | STANDARD OPEN SPACE REQUIREMENT (SOSR) | BASE DENSITY FOR QUALIFYING SUBDIVISION (Lots/Acre) |
|--|---|--|
| S-1 Residential Estate | 15% | 1.0 |
| S-1 Very Low Intensity | 15% | 1.0 |
| S-1 Low Intensity | 15% | 1.0 |
| S-2 | 20% | 2.4 |
| R-1 | 20% | 2.9 |
| R-2 | 20% | 3.9 |
| R-3 | 25% | 5.0 |
| R-4 | 25% | 8.0 |
| R-5 | 25% | 12.0 |

7.02 unassigned.³**7.03 Open Space Schedule.**

Together with the primary plat application, the applicant must submit an Open Space Schedule, noting the Open Space categories used and acreage of each. (*Exhibit A.*). Subdivision open space is divided into four (4) categories: Natural Open Space, Agricultural Open Space, Conservancy Lots, and Designed Open Space.

7.03.01 Natural Open Space. (See *Section 7.06*). Natural Open Space includes all land areas set aside in a naturally occurring state, including priority conservation areas, used either:

1. for the purpose of passive neighborhood recreational use;
2. to protect scenic views; or
3. to minimize views of new development from existing roads.

7.03.02 AGRICULTURAL OPEN SPACE (See *Section 7.08*). Agricultural Open Space includes all land areas set aside for agricultural uses, including pastureland.

7.03.03 CONSERVANCY LOTS (See *Section 7.10*). Conservancy Lots are intended to be used primarily as large lot residential uses which serve as a buffer and/or transition to pockets of low intensity, very low intensity, and residential estate subdivisions.

7.03.04 DESIGNED OPEN SPACE (See *Section 7.09*). Designed Open Space includes all land areas (other than Agricultural and Natural Open Space) set aside or designed:

1. for passive or active recreational use within neighborhood areas;
2. To enhance views of new houses from existing roads;

² Section 7.01 amended per Ordinance No. Z-475-05, §a.

³ Section 7.02 deleted per Ordinance No. Z-483-05.

3. To act as neighborhood focal points.

7.04 General Standards For Open Space.

All subdivision open space that is set aside for common use, shall be designed using the standards set forth within each open space category, and per the general requirements below.

- 7.04.01 Any lot within a subdivision shall be located within a one thousand-foot (1000') radius of Open Space to help ensure safe and convenient access to the greatest number of lots within the subdivision.
- 7.04.02 Open space must also be accessible for land management and emergency purposes.
- 7.04.03 Open space must be easily and permanently identifiable as open space through one or more of the following: maintenance practices, permanent signage, permanent monuments, paths or walks, walls, or low fencing.
- 7.04.04 Open space intended for active recreational use must be suitable for such use without posing interference with adjacent dwelling units, parking, driveways, and roads.
- 7.04.05 Open space shall be undivided by streets or alleys, except where necessary for proper traffic circulation.
- 7.04.06 Open space must be free of all structures, and buildings except for structures directly related to the purpose of the open space provided, such as swimming pools, clubhouses, gazebos, picnic shelters, band shelters, decks and bridges. However, the Commission may grant approval of structures and improvements required for storm drainage, sewage treatment and water supply within open space, provided that such facilities would not be detrimental to the usability of open space.
- 7.04.07 There shall be submitted an Open Space Conservation Plan as part of the Primary Plat application. The Open Space Conservation Plan shall address the intended use of project open space, and shall comply with the Commission Open Space Conservation Plan Guidelines (*Exhibit B*).

7.05 Open Space Priority Areas.⁴

Open Space Priority Areas shall be protected to the extent indicated below, and may be utilized as project open space:

- 7.05.01 Public Wellhead Protection Areas representing a two hundred-foot (200') radius control area around the wellhead, shall be protected in their entirety.
- 7.05.02 The complete sealing of all lakes, ponds, or other water impoundment of any kind located within the one-year time of travel for any existing public wellhead. No lakes, ponds or other water impoundment of any kind shall be allowed within the two hundred-foot (200') radius of a public wellhead.
- 7.05.03 The proposed subdivision of any tract shall be designed to cause the least practicable disturbance to natural infiltration and percolation of precipitation to the groundwater table, through careful planning of vegetation and land disturbance activities, and the placement of streets, buildings and impervious surfaces.
- 7.05.04 All FEMA and IDNR 100-Year Floodway and Floodway Fringe Areas shall be preserved in their entirety, however:
 1. Alterations to floodway and floodway fringe areas may occur pursuant to a Letter of Map Revision (LOMR) pursuant to the Federal Emergency Management Agency and Commission approval;

⁴ Section 7.05 amended per Ordinance No. Z-458-04, §a.

2. Excavation, filling of earth or removal of native vegetation within one hundred-year floodway fringe areas shall be prohibited, except as may be required by the Hamilton County Drainage Board, or Carmel Board of Public Works and Safety.
- 7.05.05 Federal Jurisdictional Wetlands of one-quarter-acre (¼-acre) or greater shall be preserved in their entirety, including a fifty-foot-wide (50') perimeter buffer area to insure their protection. Wetland alterations may occur, however, pursuant to a mitigation plan approved by the Indiana Department of Environmental Management and the Commission.
- 7.05.06 The White River Greenway. The White River is this community's most significant natural and cultural resource. An Open Space Priority Area in the form of a one hundred-foot wide buffer strip, measured from the water's edge at normal pool elevation (as verified by the Indiana Department of Natural Resources) along the Clay Township side, shall be established adjacent to the White River. This buffer strip serves to help maintain or improve water and habitat quality along the River's length through Clay Township.
- 7.05.07 Woodlands. Woodland areas that occur throughout Carmel/Clay, are primarily associated with streams, ditches, wetlands, poor and erodible agricultural soils, and moderate to steep slopes. Because of their resource values, all Mature Woodlands, Young Woodlands, and Scrub Woodlands on any tract proposed for subdivision shall be evaluated by the applicant and the Commission to determine the extent to which they shall be designated, partly or entirely, as Open Space as determined below. Evaluation criteria and protection for woodlands are found in *Section 7.07*:
1. No more than fifteen percent (15%) of lands occupied, as of December 1, 1998, by Mature Woodlands shall be cleared.
 2. No more than thirty percent (30%) of lands occupied, as of December 1, 1998, by Young Woodlands shall be cleared.
 3. No more than fifty percent (50%) of lands occupied, as of December 1, 1998, by Scrub Woodlands shall be cleared.
- 7.05.08 Special Opportunity Corridors are linear, unbuildable areas subject to restrictions by major pipeline companies or public utilities. These corridors extend for long distances through Carmel/Clay, and provide a tremendous opportunity for low-impact improvements such as multi-purpose trails and landscaping. All Pipeline easements, and high voltage electrical transmission lines within easements and delineated as Special Opportunity Corridors on the Alternative Transportation Plan of the Carmel/Clay Comprehensive Plan shall be set-aside, and integrated into the overall subdivision design as project open space. As an Open Space Priority Area, the development of a linear trail system shall be a requirement for all new subdivisions directly impacted/encumbered by Special Opportunity Corridors.
- 7.05.09 Historic Structures and Sites shall be preserved as provided below. Many of the community's historic structures and sites (resources) have been extensively researched and remain intact. For purposes of this ordinance, The Hamilton County Interim Report, as amended, published March 1992 by the Historic Landmarks Foundation of Indiana, shall be the official inventory of historic structures and sites in Carmel/ Clay Township. For purposes of this ordinance, the property known as the Warren House, located at 1225 East 116th Street, Tax Parcel No: 17-13-01-00-00-007.000, shall also be considered a historic structure and site.
1. Plans requiring subdivision approval shall be designed to protect existing historic structures and sites of all classes. This protection shall include the conservation of the landscape immediately associated with and significant to those structures and sites, to preserve their historic context.
 2. Where, in the opinion of the Commission, a plan will have a detrimental impact upon a historic resource, the developer shall mitigate that impact to the satisfaction of the Commission by modifying the design, relocating proposed lot lines, providing landscape buffers, or other approved means.

7.06 **Standards For Natural Open Space.**

The following represent minimum standards to reduce adverse impacts on Natural Open Space.

- 7.06.01 Natural Open Space consists of any Open Space Priority Area (*Section 7.05*). Natural Open Space Areas are generally the preferred form of project open space, opportunities for Natural Open Space should be exhausted prior to implementation of other open space types.
- 7.06.02 Natural Open Space areas may be altered, but only to the extent indicated in the Open Space Conservation Plan. Such alterations shall occur in accordance with the below standards, and consistent with the approved Open Space Conservation Plan.
- 7.06.03 Unless otherwise approved by the Commission, each Natural Open Space area must:
 - 1. Be a minimum area of one-half (½) acre;
 - 2. Have a minimum width of seventy-five (75) feet, and
 - 3. Have at least two (2) points of access

7.07 **Woodland Evaluation.**

The evaluation of the tract's woodlands shall be undertaken by an arborist, landscape architect, horticulturist or another qualified professional, acceptable to the Director. This evaluation shall be submitted as a written report, included with and supplemental to the Open Space Conservation Plan.

- 7.07.01 Evaluation of Trees. The goal of woodland preservation is to ensure trees remain assets to the site for years to come. Single trees and woodlands that are preserved within Project Open Space, therefore, must meet the following minimum standards:
 - 1. A life expectancy of greater than ten (10) years.
 - 2. The tree must be in good or better condition.
 - 3. A relatively sound and solid trunk with no extensive decay.
 - 4. No more than one major dead limb or several minor dead limbs.
 - 5. No major insect or pathological problem.
- 7.07.02 Woodland Protection Practices. Protecting the root zone is the most critical factor in tree preservation throughout the development process. Disturbance within this area directly affects tree survival. To protect root zones, the following standards apply:
 - 1. When earthwork, grading, or construction activities are planned adjacent to Woodland open space, a limit of disturbance line shall be shown on the construction plans and the area(s) protected through installation of temporary fencing or other measures approved by the Commission. Such fencing (or other approved measures) shall be installed and identified through signage as a "Tree Preservation Zone" prior to commencing land disturbance, and remain throughout the period of construction.
 - 2. The root zone of trees and woodlands shall include no less than the total area beneath the tree(s) canopy as defined by the farthest canopy of the tree(s) plus a five-foot wide (5') protective buffer.
 - 3. Construction site activities such as parking, material storage, bury pits, concrete washout, *etc.*, shall not be allowed within Woodland open space.
 - 4. Grade changes adjacent to tree preservation zones shall not result in alteration to soil or drainage conditions that would adversely affect existing vegetation. Woodlands must be evaluated for flood tolerance, and storm water routed around those areas deemed intolerant of an increase of additional flow from urbanization.

5. Disturbed areas adjacent to tree preservation zones shall be mulched to provide additional protection to tree roots.
 6. When digging trenches for utility lines or similar uses, disturbances to the root zones of woodland open space shall be prohibited. Underground tunneling or directional boring of utilities is required to protect woodland root zones.
 7. Woodland clearing shall not be permitted prior to Secondary Plat approval.
 8. The determination of sight distance clearances along roadways shall be made graphically, not by clearing woodlands on-site prior to Secondary Plat approval.
- 7.07.03 Afforestation and Reforestation. The replacement of trees in the Natural Open Space or tree preservation areas shall be determined on the Open Space Conservation Plan pursuant to the following:
1. The base planting unit for Afforestation within or adjacent to Natural Open Space shall be for each five hundred (500) square feet and include:
 - a. one (1) shade tree
 - b. four (4) whips
 - c. twelve-inch (12") seedlings spaced on three-foot (3') centers.
 2. Where specimen trees, stands of trees or woodlands within Natural Open Space or designated tree preservation zones have been irreparably damaged or illegally removed, a reforestation area shall be set aside, double in size of the damaged or cleared area, to be planted pursuant to the above standards for Afforestation.
 3. A landscape buffer of native trees and shrubs is required adjacent to Woodland open space areas that have been opened up due to land clearing activity. Planting shall occur per *Exhibit C: Perimeter Buffering*.
 4. Tree species selected for replacement must be quality specimens and must be native to North Central Indiana. Standards for transplanting can be found in the Carmel Tree Installation Specifications Manual. A site-specific tree list will be provided to the City Arborist.

7.08 Standards For Agricultural Open Space.

Agricultural Open Space shall be devoted to agricultural uses, including pastureland, or the raising of crops, and may include residences or facilities that are specifically needed to support an active, viable agricultural operation. Specifically excluded are commercial livestock operations involving swine, poultry, mink, and other animals likely to produce offensive odors.

7.08.01 The minimum land area for Agricultural Open Space shall be five (5) acres.

7.08.02 Pastureland is land reserved for horses that are solely for recreational purposes.

7.08.03 Agricultural Open Space may not consume more than one half (50%) of the SOSR.

7.09 Standards For Designed Open Space.

Designed Open Space shall assume any one or more of the following forms; however, the Commission may consider and approve other forms not described in this section, pursuant to the criteria in *Section 7.09.11*:

7.09.01 Squares. Squares are areas designed as neighborhood focal points and/or minor destination points for sitting or strolling and located at the intersection of neighborhood streets.

1. Squares shall be no greater than 10,000 square feet , with a minimum width of seventy-five (75) feet.

2. Streets shall bound squares on at least two (2) sides.
 3. Squares shall be improved with a combination of paved areas and landscaped areas, and should be furnished with benches, lighting, and other site details such as perennial gardens, shrub borders, birdbaths, and fountains.
- 7.09.02 Parks. Parks are open space areas designed specifically for, and equipped for, the play of small children.
1. Parks shall have a minimum area of 10,000 square feet, with a minimum average width of ninety (90) feet.
 2. One (1) point of access is required for each 25,000 square feet, up to a maximum of three (3) points of access.
 3. Park areas should be fenced and may include an open shelter.
 4. Parks should be interspersed within neighborhoods, a short walking distance from dwellings.
- 7.09.03 Greens. Greens are medium sized open space areas that are designed for unstructured recreational use.
1. Greens shall be no less than 40,000 square feet in area, with a minimum average width of one hundred fifty (150) feet.
 2. Greens shall be bound on three (3) sides by streets or house façades.
- 7.09.04 Boulevards. Boulevards are linear open spaces located within a public or private street and consist of:
1. a linear street median, at least ten (10) feet wide;
 2. tree lawns along each side of the street, at least ten (10) feet wide, and planted in a formal manner with street trees located on consistent spacing;
 3. parallel multi-purpose pathways along each side, or, a multi-purpose pathway along one side, and a sidewalk along the other. The minimum width for multi-purpose paths shall be ten (10) feet.
- 7.09.05 Greenbelts. Greenbelts are located along the perimeter of a neighborhood and adjacent to arterial streets or parkways. Greenbelts may be left natural or developed to provide for recreation opportunities. Minimum width: One hundred (100) feet.
- 7.09.06 Planting Strips. Planting Strips are spaces required per *Section 6.03.19* of the Subdivision Regulations, and may contribute up to fifteen percent (15%) of the SOSR.
- 7.09.07 Trails. When a subdivision is traversed by or abuts a proposed or existing dedicated trail or a Special Opportunity Corridor, the applicant shall provide for its development and continuation, consistent with the maps and policies of the Comprehensive Plan and its Alternative Transportation System map, and per the construction and design specifications of the City of Carmel;
1. If located outside of the street right-of-way, and upon private ground, the trail shall be placed within a conservation easement, a minimum of thirty (30) feet in width. The language of the conservation easement shall be to the satisfaction of the Commission upon recommendation of the Commission attorney.
 2. No trail shall be designed with the intent to accommodate motorized vehicles.
- 7.09.08 Paths. Paths shall generally be located within the undivided (common) Open Space lands. In situations where paths must cross portions of house lots or conservancy lots, a permanent conservation and common access easement shall protect them.
1. The minimum width for the easement shall be fifteen (15) feet and shall have a length to width ratio of ten to one (10:1).
 2. Paths shall be paved with an all weather surface, (e.g. compacted stone, or hardwood mulch, or asphalt) not less than four (4) inches in depth, upon a compacted subgrade, and a minimum of five (5) feet in width.

- 7.09.09 Golf Courses. Golf Courses, excluding associated driving ranges or miniature golf facilities, may comprise up to half (50%) of the SOSR. However, lands devoted to parking areas, clubhouses, and any other Assessor's Structures shall not count toward the SOSR.
- 7.09.10 Ponds. Storm water management ponds that are designed, landscaped, and available for use as an integral part of a subdivision's open space network may be counted toward a portion of the SOSR, based on a percentage equal to that portion of a pond's perimeter which is not bounded by lots (e.g. thirty percent (30%) bounded by lots, seventy percent (70%) Open Space).
- 7.09.11 The Commission may approve other forms of Design Open Space if a proposed open space meets the following criteria:
1. It is designed as a neighborhood focal point.
 2. It is designed for people, and with one or more specialized functions, such as a sitting or gathering place; tot lot or playground; an area for court games, or a roque or croquet field.
 3. It meets the general description of Designed Open Space found in *Section 7.03.D*.
 4. It meets the General Standards for Open Space, *Section 7.04*.

7.10 Standards For Conservancy Lots

Conservancy Lots may be used where applicants opt to develop portions of their property at very low densities and offer to place a restrictive conservation easement preventing future subdivision of the newly created parcels.

7.10.01 Conservancy Lots shall be a minimum of five (5) acres.

7.10.02 Minimum front yards for Conservancy Lots:

1. Primary Structures: two hundred (200) feet from right-of-way.
2. Accessory Structures: two hundred twenty-five (225) feet from right-of-way.

7.10.03 Up to fifty percent (50%) of each Conservancy Lot may contribute to the OSP.

7.10.04 Conservancy Lots may contribute up to fifty percent (50%) of the overall SOSR.

7.11 Permanent Protection Through Conservation Easements

7.11.01 Subdivision open space shall be subject to permanent conservation easements prohibiting future development and defining the range of permitted activities.

7.11.02 The Commission shall review all proposed easements and shall accept them provided their wording accomplishes the purposes of this Ordinance and is consistent with the Comprehensive Plan.

7.12 Ownership of Open Space and Common Facilities

7.12.01 Ownership Options. The methods below may be used, either individually or in combination, to own common facilities; however, project open space which is contiguous to an existing public park or trail (linear park) or contiguous to an area identified as a park (or trail) on the Park Master Plan shall be initially offered for dedication to, or purchase by, the Carmel Clay Township Board of Parks and Recreation.

7.12.02 Open space shall not be transferred to another entity except for transfer to another method of ownership permitted under this section, and then only when there is no change in the common facilities or in the open space ratio of the overall development. Ownership methods shall conform to the following:

1. Fee Simple Sale or Dedication to the Park Board. The Park Board may, but shall not be required to, purchase or accept the dedication of any portion of the common facilities.
2. Condominium Association. Common facilities may be controlled through the use of condominium agreements. All open land and common facilities shall be held as common element.
3. Homeowners' Association. Common facilities may be held in common ownership by a homeowners' association, subject to any of the provisions for homeowners' associations set forth in the Zoning Ordinance. In addition, the following regulations shall be met:
 - a. The applicant shall provide the Commission a description of the organization of the proposed association, including its by-laws, and all documents governing ownership, maintenance, and use restrictions for common facilities.
 - b. The proposed association shall be established by the owner or applicant and shall be operating (with financial subsidization by the owner or applicant, if necessary) before the sale of any dwelling units in the development.
 - c. Membership in the association shall be automatic (mandatory) for all purchasers of dwelling units therein and their successors in title.
 - d. The association shall be responsible for maintenance and insurance of common facilities.
 - e. The by-laws shall confer legal authority on the association to place a lien on the real property of any member who falls delinquent in his dues. Such dues shall be paid with the accrued interest before the lien may be lifted.
 - f. Written notice of any proposed transfer of common facilities by the association or the assumption of maintenance for common facilities must be given to all members of the association.
 - g. The association shall have adequate staff to administer, maintain, and operate such common facilities.
4. Private Conservation Organization. With permission of the Commission, an owner may transfer either fee simple title of the open space or easements on the open space to a private non-profit conservation organization provided that:
 - a. The conservation organization is acceptable to the Commission and is a *bona fide* conservation organization intended to exist indefinitely;
 - b. The conveyance contains appropriate provisions for proper reversion or retransfer in the event that the organization becomes unwilling or unable to continue carrying out its functions.
 - c. The open space is permanently restricted from future development through a conservation easement and the Director is given the ability to enforce these restrictions; and
 - d. A maintenance agreement acceptable to the Commission is established between the owner and the organization.
5. Dedication of Easements to the Park Board. The Park Board may, but shall not be required to, accept easements for public use of any portion of the common land or facilities. In such cases, the facility remains in the ownership of the condominium association, homeowners'

association, or private conservation organization. In addition, the following regulations shall apply:

- a. Any such easements for public use shall be accessible to the general public.
 - b. A satisfactory maintenance agreement shall be reached between the owner and the Park Board.
6. Non-Common Private Ownership (Conservancy Lots). Up to fifty (50) percent of the SOSR may be included within one or more large "conservancy lots" of at least three (3) acres, provided:
- a. A maximum of 75% of each lot area may be applied to the SOSR;
 - b. the open space is permanently restricted from future development;
 - c. the Director is given the ability to enforce these restrictions.

7.13 Maintenance.

Unless otherwise agreed to by the Plan Commission, the cost and responsibility of open space land shall be borne by the property owner, condominium association, homeowners' association, or a conservation organization.

7.14 Modifications.

7.14.01 The Commission may, after a public hearing, permit the modification of the provisions of this Chapter. However, in terms of modifying any dimensional requirement (lot area, width, setbacks, *etc.*), such modification may not be greater than thirty-five percent (35%).

7.14.02 Any approval to permit such a modification shall be subject to the following criteria:

- 1. The proposal shall be in harmony with the purposes and the land-use standards contained in this Chapter;
- 2. The proposal shall enhance the subdivision plan, the central core area, the streetscapes, and the neighborhoods, or at least not be any less desirable than the plan that could be created in conformance with this Chapter;
- 3. The proposal shall not produce lots or street systems that would be impractical or detract from the appearance of the subdivision plan, and shall not adversely affect emergency vehicle access or deprive adjoining noncommercial properties of adequate light and air.
- 4. The applicant shall demonstrate that the proposed modifications will produce equal or better results, from the Commission's perspective, and represent the minimum modification necessary.

7.14.03 If the Commission determines that the applicant has met his/her burden, it may grant a modification of the requirements of this article. In granting modifications, the Commission may impose such conditions that will, in its judgment, secure the objectives and purposes of this Chapter.

EXHIBIT A**OPEN SPACE SCHEDULE**

SUBDIVISION NAME: _____

1. SITE ACREAGE _____ ±
2. ZONE DISTRICT _____
3. MINIMUM OPEN SPACE REQUIREMENT (SOSR) _____ / _____ acres
4. OPEN SPACE PROVIDED (OSP) _____ / _____ acres
5. PRIMARY CONSERVATION AREAS

| | |
|--|--|
| <input type="checkbox"/> Well-head Protection Area | <input type="checkbox"/> FEMA/IDNR 100 year Floodway |
| <input type="checkbox"/> FEMA/IDNR 100-year Flood Fringe | <input type="checkbox"/> Wetlands (>1/4 ac.) |
| <input type="checkbox"/> White River Corridor | <input type="checkbox"/> Scrub Woodland |
| <input type="checkbox"/> Steep slopes (10%) | <input type="checkbox"/> Young Woodland |
| <input type="checkbox"/> Mature Woodland | <input type="checkbox"/> Historic Structures/Sites |
| <input type="checkbox"/> Special Opportunity Corridor (identify) _____ | |
| <input type="checkbox"/> Other _____ | |
6. NATURAL OPEN SPACE PROVIDED _____ / _____ acres
7. AGRICULTURAL OPEN SPACE _____ / _____ acres
8. DESIGNED OPEN SPACE _____ / _____ acres

| | | |
|--------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Square | <input type="checkbox"/> Parks | <input type="checkbox"/> Green |
| <input type="checkbox"/> Boulevard | <input type="checkbox"/> Greenbelt | <input type="checkbox"/> Paths |
| <input type="checkbox"/> Trails | <input type="checkbox"/> Golf Courses | <input type="checkbox"/> Pond (see below) |
| <input type="checkbox"/> Other _____ | | |
9. CONSERVANCY LOTS _____ no. lots _____ acres
10. PONDS total measured perimeter (in linear feet) _____ l.f.
 total measured accessible perimeter (not bounded) _____ l.f. _____ %

EXHIBIT B**OPEN SPACE CONSERVATION PLAN
PREPARATION GUIDELINES**

- A. The Open Space Conservation Plan shall be submitted as a map and written report, and made a part of the Primary Plat application.
1. The Open Space Conservation Map shall be a 24" x 36" plan, and include the following:
 - a. Title block, north arrow and scale;
 - b. name of project and date of preparation; name of preparer, contact information;
 - c. project boundary, including all adjoining parcels within six hundred (600) feet;
 - d. existing roads, buildings, utilities and natural features;
 - e. delineation of all Open Space Priority Areas (*Section 7.05*);
 - f. delineation of woodland classification areas (*Section 7.05.E*) including edges and sampling points;
 - g. proposed roads, lots, storm water management facilities, community buildings and utilities;
 - h. proposed project open space and common areas;
 - i. written project construction sequence summary.
 2. The Map shall also identify and describe the construction techniques and conservation practices that will protect open space areas during construction of the project.
- B. The Open Space Conservation Report shall be bound, 8.5" x 11" format, addressing the following areas:
1. General Project Information:
 - a. The name of project and date of preparation;
 - b. The name of preparer, contact information;
 - c. A completed Open Space Schedule form;
 - d. A site context plan (11" x 17"), scale and north arrow and title block, and showing the site boundary, existing roads, proposed road and lot layout, storm water management facilities, location of Open Space Priority Areas, location of project open space.
 2. Open Space:
 - a. A written, itemized description of all Open Space Priority Conservation Areas;
 - b. Written descriptions of other proposed project open spaces;
 - c. Written and photographic description of the composition and conditions and review of woodland evaluation criteria;
 - d. Written and graphic description of afforestation and/or reforestation plans.
 3. Maintenance and Operation Plan:
 - a. An estimate of staffing needs;
 - b. Insurance requirements;

- c. Define the means for funding the operation and maintenance costs of the project open space and any common facilities on an on-going basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs;
- d. Plans for regular and periodic operation and maintenance responsibilities for the various categories and types of open space.

**CHAPTER 7: OPEN SPACE STANDARDS FOR MAJOR SUBDIVISIONS
AMENDMENT LOG**

| Ordinance No. | Docket No. | Council Approval | Effective Date | Sections Affected |
|----------------------|-------------------|-------------------------|-----------------------|---------------------------------|
| Z-346 | | | | |
| Z-458-04 | 04080046 OA | December 6, 2004 | December 6, 2004 | 7.05.09 Winter 2005 v1 |
| Z-475-05 | 05010007 OA | March 7, 2005 | March 7, 2005 | 7.01 Winter 2005 v2 |
| Z-483-05 | 05090002 OA | January 9, 2006 | January 9, 2006 | 7.00.03; 7.02 Winter 2006 v1 |
| Z-516-08 | 08080001 OA | April 21, 2008 | April 21, 2008 | 7.00.01 Spring 2008 v1 |
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